

Utilities and Growth Management

Guiding Principle 1. Provide County sewer (wastewater) service only to sites within the defined service area, as shown on the Community Concept Plan map (page 36). Allocate capacity based on either:

- Existing use; or
- Potential use in accord with the McGaheysville Area Plan, contingent upon or in conjunction with the property having an appropriate zoning classification.

Guiding Principle 2 Allocate available capacity, based upon planned densities. If a more distant property desires sewer service, allocate capacity only if capacity is available to serve the sites that are located between the distant property and the nearest connection point to the system.

Guiding Principle 3. Consider permitting no further major trunk line extensions into new service areas until most of the current area is developed; avoid the construction of new pump stations other than any that might be necessary to serve the areas shown as being within the designated service area. To the greatest extent possible, the service area is defined by a gravity flow of wastewater.

Guiding Principle 4. Provide as much treatment capacity in the County's wastewater treatment plant as needed to serve the year 2030 forecast for McGaheysville (currently estimated to be about 300,000 gpd for expected new construction), plus any additional capacity desired for other areas in the County served by this system.

Guiding Principle 5. Avoid private or communal water or wastewater systems for residential purposes within the study area.

Guiding Principle 6. Generally follow the phasing concept shown on the Community Concept map, distinguishing between Near-Term and Long-Term Expansion Areas. Consider allocating the initial phase of wastewater treatment capacity to the Village Core area and to the Near-Term Expansion Areas as shown, and the second phase of treatment capacity to the Long-Term Expansion Areas and other areas outside of the McGaheysville Village Service Area, with the design of the plant including both phases of construction for cost effectiveness.

Guiding Principle 7. A key objective of this plan is to achieve a balance of housing prices, with about a quarter of new housing in the price range of affordable values (as defined), about half in the price range of moderate values and about a quarter in the price range of high values.

Entrances to the Village and to New Development Projects

Guiding Principle 1. Use traditional road entrances (i.e. small-scale street sections, and rural sections in lower density areas and at edges of the village.

Guiding Principle 2. Avoid reverse frontages; if and when reverse frontage is used, consider providing substantial setbacks and landscaped buffers.

Guiding Principle 3. Provide trails for bikes and pedestrians, linked to surrounding trails.

Edges between Surrounding Farmland and Village Service Area

Guiding Principle 1. Encourage a Rural Cluster pattern for areas adjacent to the village, but outside the sewer service area. This pattern would allow cluster lot sizes of one to two acres, mixed with large conservation lots of 20, 50 or even 100 acres, thereby preserving about 80% of each site in large parcels that can be farmed. Overall, average site densities should be about 10 acres per lot.

Guiding Principle 2. Avoid entire subdivisions of dispersed large lots of 3, 5, 10 acres, etc. (that are “too small to farm, too large to mow”).

Guiding Principle 3. Provide the appearance of a hard edge between the Village Service Area and the surrounding rural landscape, through farm preservation and carefully designed rural cluster development.

Guiding Principle 4. Provide trails for bikes and pedestrians, linking the village to the surrounding stream corridors and rural roadways.

Guiding Principle 5. Protect valuable views from within the Village Service Area outward to the surrounding farmlands and mountains.

Guiding Principle 6. Protect the Mt. Olivet Cemetery for its future expansion.

Village Expansion Areas (within Village Service Area)

Guiding Principle 1. Land Use

- Allow land uses only in general accord with the Community Concept Plan map. Note that new growth should generally not occur north of the railroad that parallels Spotswood Trail. The Village Expansion Areas are intended mainly for residential and agricultural uses, not for commercial uses. However, through time, the Near-Term Expansion Area would become gradually integrated into the Village Core.

Guiding Principle 2. Density

Allow densities on each site up to 2.0 units per gross acre if a clustered, village pattern is used with a wide mix of lot sizes, yielding net densities up to 3.0 units per net acre within the cluster area of the site and along the new internal roads, down to less than one unit per net acre nearer to McGaheysville Road and the edges of the Village Expansion Area. Less variety of lot sizes receives less than the maximum permitted gross density for any given site. At least 50% of each site should be in larger lots, and/or open space, and generally not more than 50% in clustered lot areas. For a general example, refer to the Illustrative Concept sketch of the Village Expansion Area,

- Allow many options for combinations of varying lot sizes and open space within a typical development project by allowing a minimum lot size within the cluster portion of the site of 8,000 sq. ft. as well as a smaller portion of duplex units within the cluster portion of the site (while still not exceeding 3.0 units per acre within the cluster area). However, while duplex units may be appropriate in limited areas, they are not a unit type that will be encouraged in the expansion area.
- Prohibit townhouses (single family attached dwelling other than duplexes).

Guiding Principle 2. Community Design Standards (within the Village Expansion Areas)

- A critical guiding principle for the Village Expansion Areas is that all new development projects be designed to protect the existing character of the existing main roadways by clustering most of the new houses away from the road and locating larger lots, open areas and landscaped buffers along the existing roadways. Actual density on a given tract depends upon the natural carrying capacity of the land in terms of what can be built with minimal land disturbance so as to preserve the rural, historic character of the village.

Applicants submit a binding Master Plan for the property and open space areas, prohibiting any further subdivision.

- Avoid suburban design patterns (wide street sections, garage-scapes, etc.). Note that while some suburban style developments have significant amounts of open space, it is common for such open space to be at the edge of the neighborhood and often appears to be left over space, rather than being a central organizing feature of the neighborhood.
- Avoid reverse frontage layouts; if reverse frontage happens, use substantial setbacks and landscaping to screen the rear of buildings from the main roads.
- Interconnect all streets within each subdivision and interconnect subdivisions with each other at no less than one point.
- Locate garages at the side or rear of houses and allow alleys where appropriate to avoid garagescapes, especially in areas of higher density/smaller lots.

- Encourage sidewalks on at least one side of every street within the cluster area of the site, except for areas of large lots, with trails linked to the sidewalk network. Provide sidewalks for cluster lots in order to achieve the maximum densities set forth in this plan.
- Provide neighborhood greens or equivalent internal open space that is spatially defined by adjacent buildings and/or landscape elements, so as to be true focal points of the neighborhood, rather than left over corners of the site that have no definition.
- Provide a greenway network of trails within the Village Expansion Area that connects to greenway trails in the Village Core Area.

The preceding guiding principles are illustrated by example in the following graphic, called the Village Expansion Area Illustrative Concept Plan. This drawing shows how the above features could be implemented on a typical site within the defined expansion area. Note that this example does not show the maximum density permitted, and the distribution of the large lots, open space, and cluster development are only conceptual.



Village Core Area

Guiding Principle 1. Land Uses

- Allow some mixed-use and small-scale commercial development in the core area, in general accord with the Community Concept Plan map.
- On the southern edge of the Village Core, the residential uses in the Core should be buffered from the industrial area to the south, with buffers on both the industrial and residential portions to ensure the buffer is in place when needed. The area between these two uses has potential as a public park site if it can be sufficiently protected from any conflicts with the industrial activities.

Guiding Principle 2. Density

- Allow densities of up to 3.0 units per gross acre on each site, with internal densities ranging up to 4.0 units per net acre within any portion of each site. For a general example, refer to the Illustrative Concept sketch of the Village Core.
- Allow lot sizes as small as 6,000 square feet (60' x 100') while adhering to the density guidelines cited above.

Policy Guiding Principle 3. Unit Types

- Allow single family detached units, as well as a smaller proportion of duplex units.
- Allow zero lot line units in return for usable common open space.
- Generally, locate the more affordable units in small groups and mixed together with units of different sizes, types and prices.

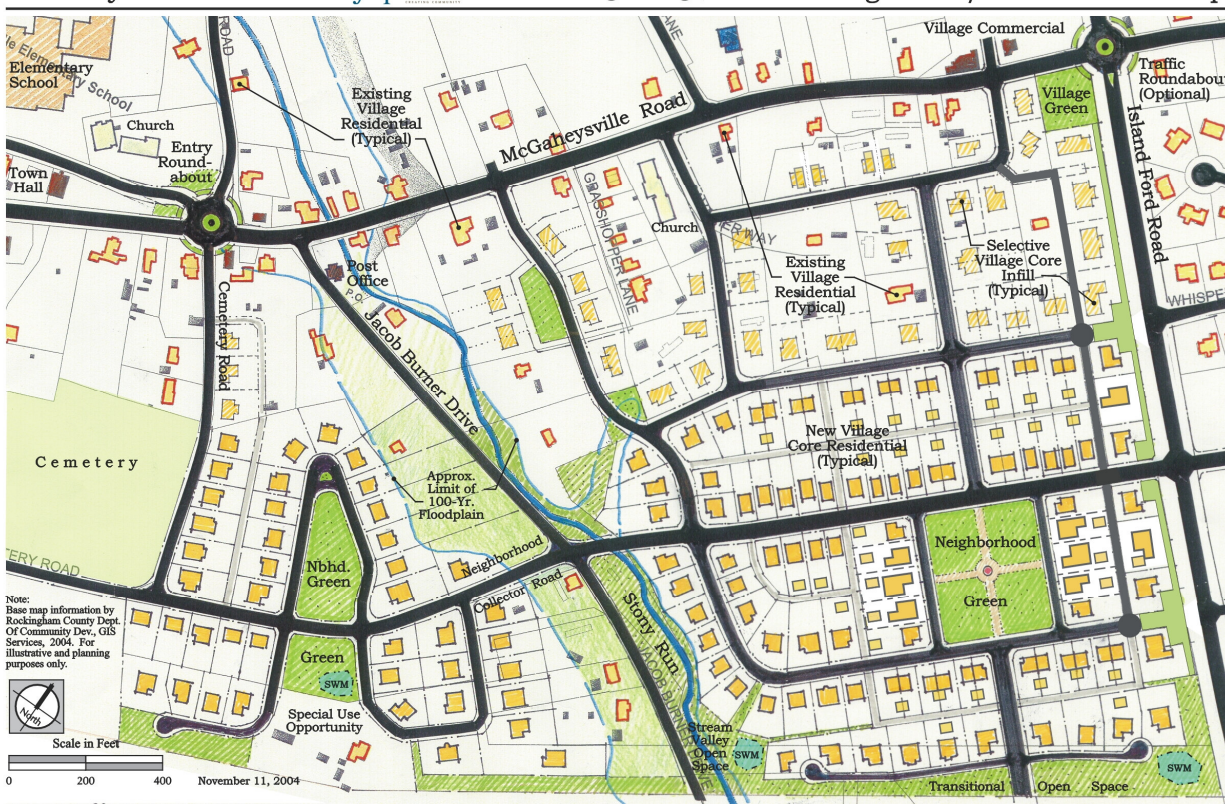
Guiding Principle 4. Community Design Standards

- Common open spaces are greens, as defined herein.
- Provide sidewalks on at least one side of every public street.
- Avoid reverse frontage layouts; if reverse frontage happens, use substantial setbacks and landscaping to screen the rear of buildings from the main roads.
- Interconnect all streets within each subdivision and interconnect subdivisions with each other at no less than one point.
- Avoid suburban style design patterns (wide street sections, garagescapes, etc.).

- Encourage innovative design tools to facilitate the location of garages at the side or rear of houses and alleys, where appropriate, to avoid garagescapes.
- Evaluate any proposed improvement to McGaheysville Road to ensure improvements are consistent with the character of the Village Core.
- Provide a greenway network of trails within the Village Core that connects to greenway trails in the Village Expansion Area.

The preceding guiding principles for the Village Core are illustrated by example in the graphic below, called the Village Core Illustrative Concept Plan. This drawing shows how the policies could be implemented on multiple sites within a portion of the Village Core.

McGaheysville Area Plan **sympoetica** Herd Planning & Design, Ltd. Village Core / Illustrative Concept



Village Core Illustrative Concept

Community Facilities within the Village Service Area (Core and Expansion Areas)

Guiding Principle 1. Require property owners associations (POA) to be established and adequately funded in conjunction with all new major development projects in order to maintain any non-publicly owned community facilities such as private streets, greens, playgrounds, etc.

Guiding Principle 2. Protect the privacy of residents, as well as the rural character of the dark night sky by keeping light “trespass” to a minimum through the use of full cut-off fixtures on all outdoor lighting and by keeping lighting levels to the minimum necessary for the purpose of the light.

Guiding Principle 3. Where appropriate, landscape within and around new development sufficient for it to blend into the existing fabric of the community.

Guiding Principle 4. Carry out the process of constructing a public park within the Village Service Area, preferably near Stony Run, either near the Fire Station north of McGaheysville Road, or on a site south of McGaheysville Road within or adjacent to the defined Village Core area – facility programming, site assessment and acquisition, facility design and construction - as called for in implementation section of this plan.

Guiding Principle 5. Improve bicycle and pedestrian mobility - encourage the provision of bicycle lanes on all new collector roads; add bicycle lanes to McGaheysville Road and Island Ford Road within the Village Service Area (prepare a complete bicycle and trails plan for the McGaheysville Study Area as called for in implementation section of this plan)

Guiding Principle 6. Locate new schools in or near communities and not in the outlying farmland areas.

Guiding Principle 7. Review, as necessary, the sign regulations in the Zoning Ordinance to ensure that signs at commercial establishments reflect a low-key rural village quality. Avoid sign lighting that is directed upward. Encourage signs that are lighted from within or from above, to avoid glare. Encourage low heights, in keeping with the area’s rural village character.

Guiding Principle 8. Encourage new electric and telecommunication lines to be placed underground.

Guiding Principle 9. Pursue the objective of placing all existing electric and telecommunication lines underground as a long-term project.

Transportation Network

Proposed major transportation improvements are shown on the Community Concept Map (page 36), as well as the detailed transportation maps following the guiding principles shown below.

The major guiding principles for future road improvements and new road construction in the study area are as follows. Aggressive and cooperative work with VDOT and landowners is recommended to carry out these guiding principles.

Guiding Principle 1. Manage access along the Spotswood Trail corridor; avoid new access points to the greatest possible extent by ensuring that access to sites bordering Spotswood Trail is provided from McGaheysville Road and Rockingham Pike.

Guiding Principle 2. Require all new streets within the Village Service Area to be connected to other streets at both the beginning and end of the street (discourage cul-de-sacs).

Guiding Principle 3. Ensure that the maximum block lengths in new developments do not exceed 600 feet in order to encourage connectivity.

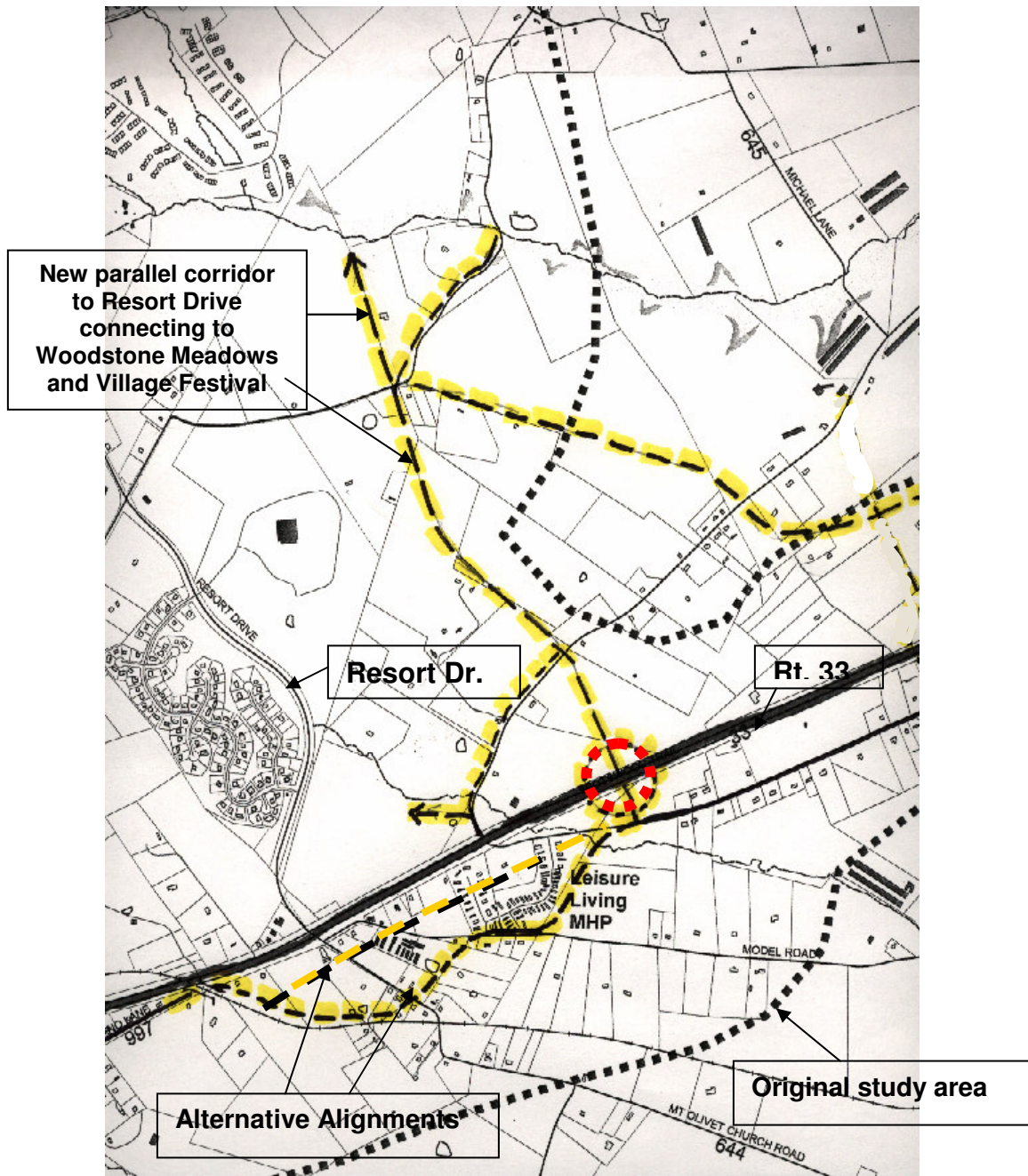
Guiding Principle 4. Ensure that all new collector streets are public streets and include bicycle lanes and pedestrian trails or sidewalks.

Guiding Principle 5. Ensure that all new development, including streets and buildings, is designed to safely and conveniently encourage pedestrian and bicycle access and mobility through the use of the techniques and policies set forth in this plan.

Guiding Principle 6. Encourage traffic calming techniques for public and private streets within the Village Service Area, including roads between neighborhoods. Such techniques include on-street parking, striping of crosswalks, narrowing pavement at key spots, single lanes at key spots, bulb-outs and street trees.

Guiding Principle 7. Ensure that the road improvements called for in this plan (shown on the following pages and on the Community Concept Plan, page 36) are designed and constructed in a timely fashion, in conjunction and coordination with adjacent land development, through the cooperative efforts of VDOT, the landowner/developer and the County.

Guiding Principle 8. Work toward reducing the number of at-grade median crossovers on Spotswood Trail and eventually provide for turn lanes at existing median crossovers.



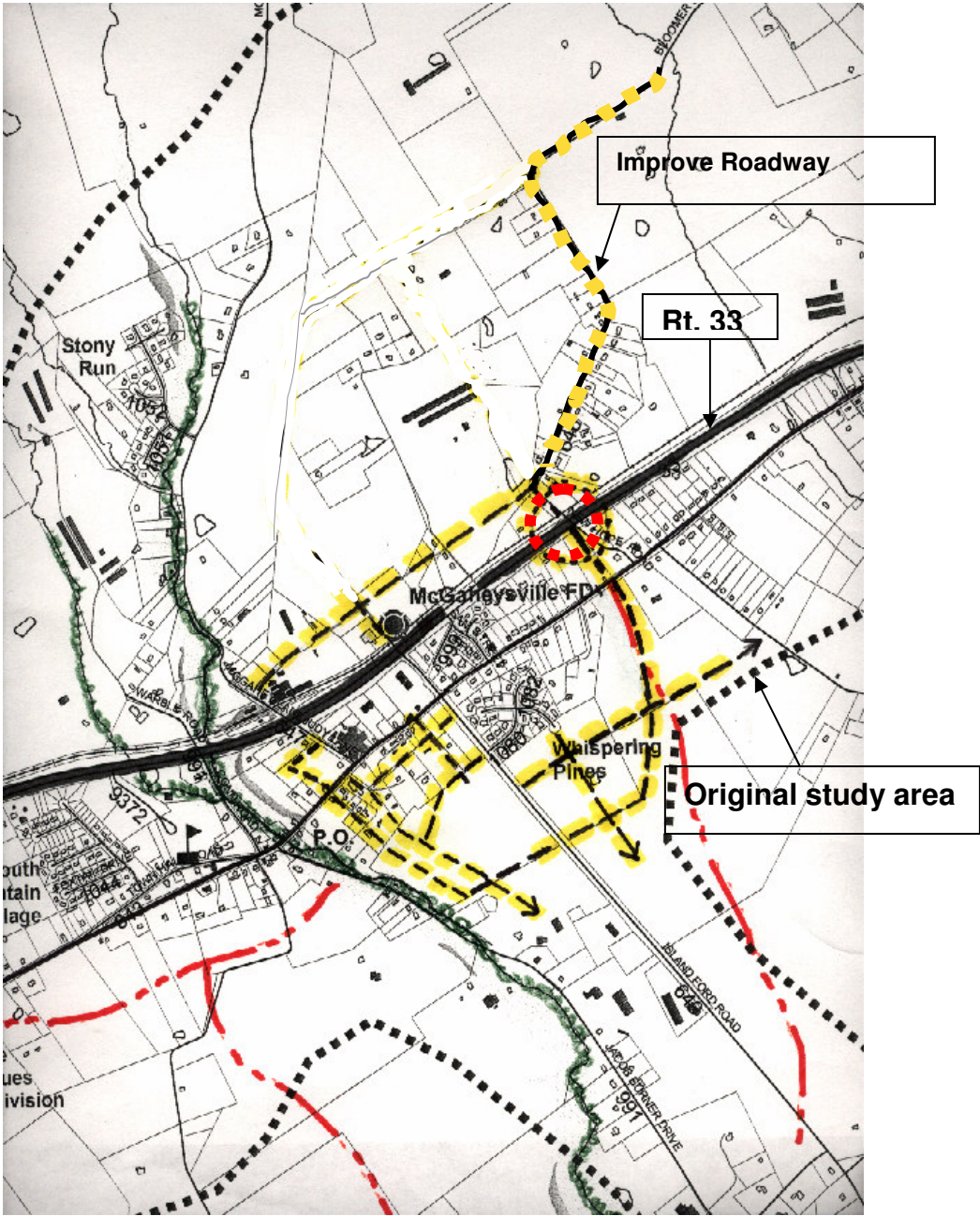
Planned Road Improvements in Vicinity of Resort Dr. and Rt. 33

New or improved roadways




Improved intersection design



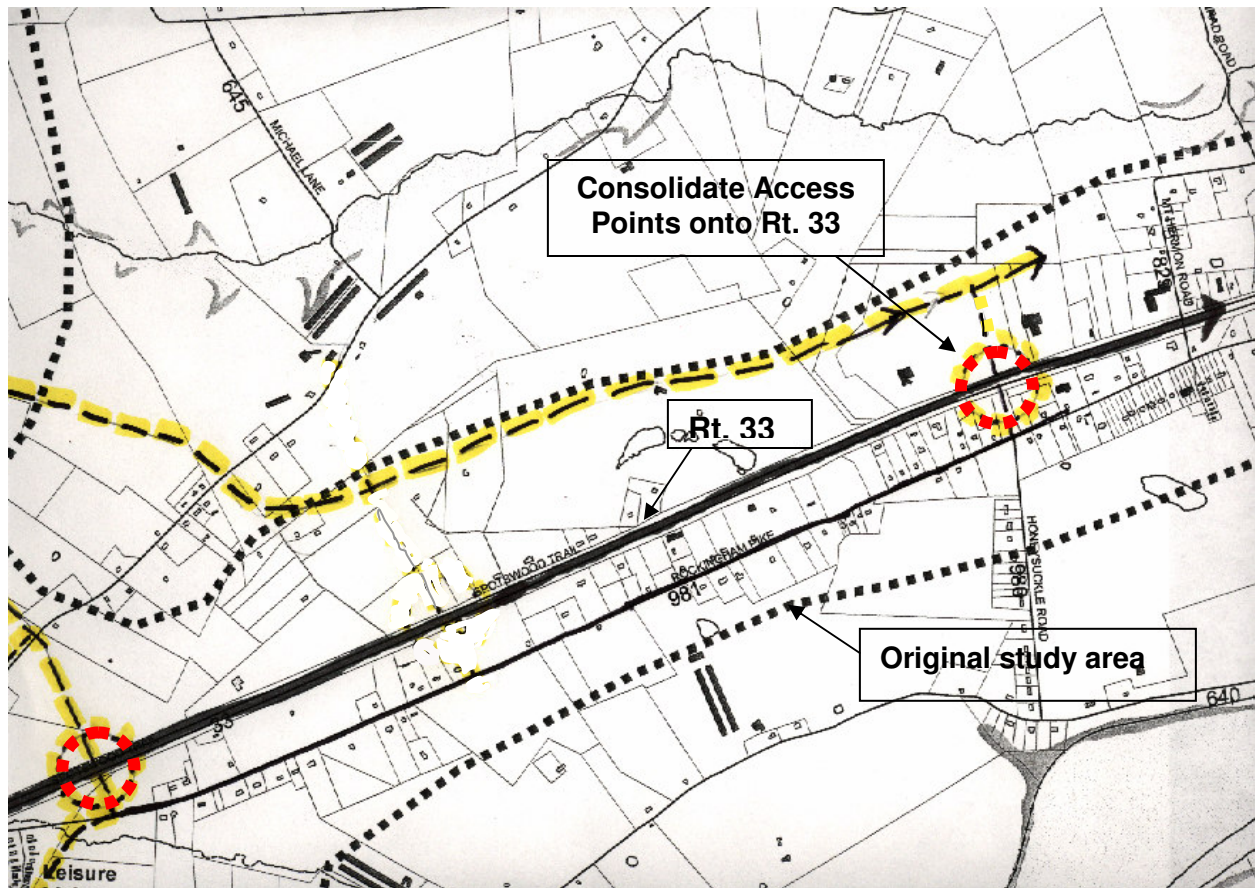


Planned Road Improvements in the core of the Village (conceptual)

New or improved roadways 

Improved intersection design

Watershed divide



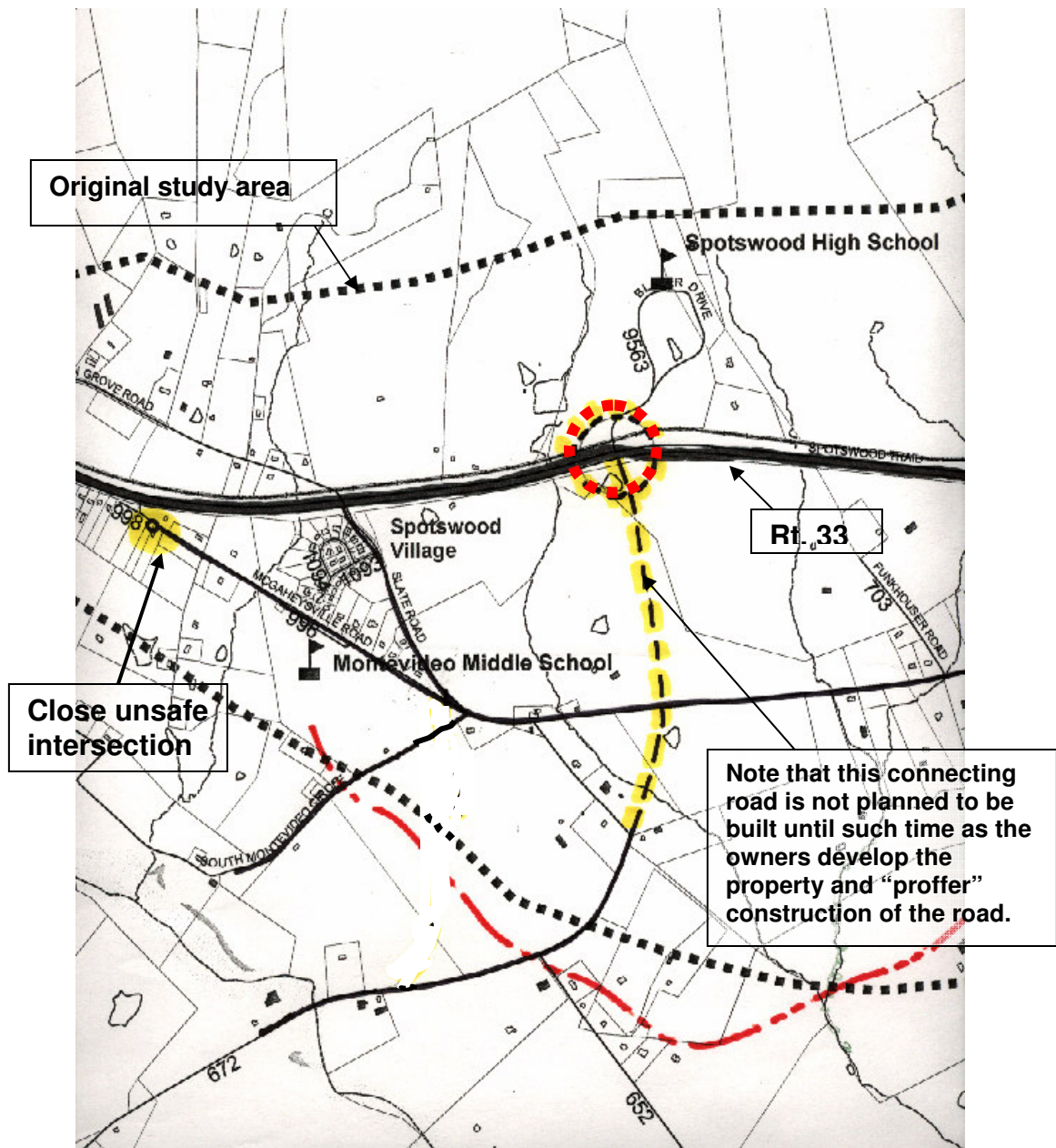
Planned Road Improvements on the east side of the Village

New or improved roadways



New or improved intersection design





Planned Road Improvements on the west side of the Village

- New or improved roadways
- Improved intersection design
- Watershed divide

Implementation Actions

Actions Pertaining Mainly to the McGaheysville Area (in general order of priority)

1. Review and amend the County Zoning and Subdivision Ordinances as necessary to implement the guiding principles of this Plan regarding:
 - Traditional Neighborhood Design standards
 - Rural Cluster standards
 - Steep Slope Overlay regulations
 - Lighting Standards to limit light trespass
 - Landscaping Regulations
2. Upgrade the wastewater treatment plant.
3. Manage the growth rate of Massanutten Resort in accordance with a County-approved Master Plan and in synergy with the development of McGaheysville.
4. Prepare a bicycle plan and a streetscape plan for McGaheysville Road and Island Ford Road within the Village Service Area, followed by a comprehensive bicycle and trails plan for the entire study area. Include detailed traffic calming provisions.
5. Plan, design and build a new public park in the McGaheysville Village Service Area, and include citizen involvement in the programming and site selection.
6. Complete the road improvements specified in this Plan in conjunction with developers and VDOT (ongoing process).

Actions Pertaining to Countywide Goals

1. Pursue a Purchase of Development Rights (PDR) Program as set forth in the countywide Comprehensive Plan.
2. Consider establishing a Leasing of Development Rights Program (LDR).
3. Establish a program for promoting voluntary limited development efforts in concert with conservation easement donation.
4. Establish a program for promoting agricultural development efforts.